



37 Shepherd's Way, South Chailey BN8 4QQ

£325,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

37 Shepherd's Way

A popular TWO BEDROOM END OF TERRACED MEWS HOUSE forming part of this delightful development with VIEWS OVER FIELDS and is available with NO ONWARD CHAIN

The front door leads into the entrance hall which has stairs to the first floor. Off the hall is the TRIPLE ASPECT LOUNGE/DINING ROOM which has an understairs cupboard and double doors to the garden. Off the dining area is the kitchen with oven & hob.

On the first floor the double aspect front bedroom overlooks Shepherds Way and has an EN SUITE SHOWER ROOM. The back bedroom is also double aspect and has lovely views. The bathroom has a double ended bath. Further benefits include LPG central heating & part double glazing.

At the rear is a patio style garden with timber shed and flower borders. There is an ALLOCATED PARKING SPACE which has gated access to your garden and there is further visitor parking

- A TWO BEDROOM END OF TERRACE MEWS PROPERTY WITH EN SUITE SHOWER ROOM, VIEWS OVER FIELDS & AVAILABLE WITH NO ONWARD CHAIN
- HALL WITH STAIRS TO FIRST FLOOR
- TRIPLE ASPECT LOUNGE/DINING ROOM & KITCHEN
- TWO BEDROOMS, BATHROOM & EN SUITE SHOWER ROOM
- LPG CENTRAL HEATING & PART DOUBLE GLAZING
- REAR GARDEN, ALLOCATED PARKING SPACE & FURTHER VISITOR PARKING
- FREEHOLD EPC D COUNCIL TAX BAND C LEWES





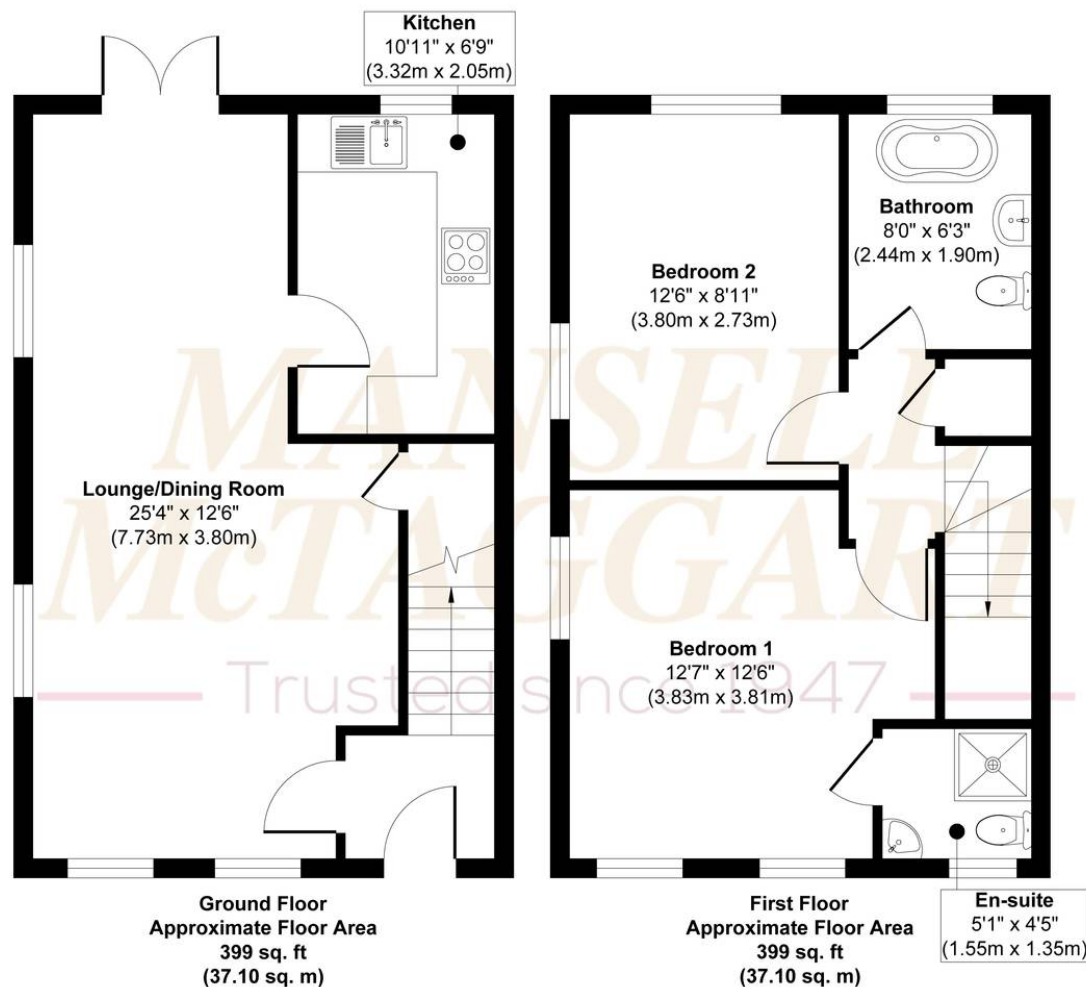
The property is located within this sought after, select development which is on the fringe of South Chailey adjoining countryside and lying directly off Mill Lane/Honeypot Lane. South Chailey is a rural village located approximately 6 miles to the north of Lewes and approximately 6 miles to the south east of Haywards Heath and Burgess Hill. The village has a shop with post office facilities, a popular secondary school within walking distance and is surrounded by open countryside.

The nearby village of Chailey has a church, a pub and a primary school. Plumpton Green has a railway station as does Cooksbridge. Haywards Heath, Burgess Hill and Lewes all have extensive shopping centres. Fast rail services to London (Victoria/London Bridge approx. 45 minutes) can be found at Haywards Heath.

DIRECTIONS: From our office on the green at Newick head west along the A272 until reaching the two mini-roundabouts at North Chailey. Turn left at the second mini-roundabout, (left onto the A275 towards Lewes). Carry on along the A275 until reaching the village of South Chailey, then turn right into Mill Lane and follow this road along, flowing round the bend where it becomes Honeypot Lane, then turn left into Shepherd's Way and number 37 will be on your right

Please note there is a £35 pcm charge for the upkeep of the grounds





Approx. Gross Internal Floor Area 798 sq. ft / 74.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Floor plan provided by Roots Property Marketing.

Produced by Elements Property

Mansell McTaggart Newick

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